



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SC-23-C
12-C-23-DP

AGENDA ITEM #: 30
AGENDA DATE: 12/14/2023

▶ **SUBDIVISION:** 0 OAK RIDGE HIGHWAY

▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): Brian W. Davis, D&S Karns S/D, LLC

TAX IDENTIFICATION: 91 026.06 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 OAK RIDGE HWY

▶ **LOCATION:** South side of Oak Ridge Hwy, east of Padgett Hill Ln

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 4.03 acres

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac, CA (General Business)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant, public/quasi public land - PC (Planned Commercial), CA (General Business)
South: Single family residential - RA (Low Density Residential)
East: Public park, A (Agricultural)
West: Agricultural/forestry/vacant (developed as a single family residential) - PR (Planned Residential) up to 5 du/ac

▶ **NUMBER OF LOTS:** 17

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Oak Ridge Highway, a major arterial with 40-ft of pavement width within a 70-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 7 conditions:**

1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Establishing a property owners association or other legal entity responsible for maintaining common

facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems before certification of the final plat for the subdivision.

6. Placing a note on the final plat that all lots will have access only to the internal street system before certification of the final plat for the subdivision.

7. Providing ADA access to the adjacent Karns Community Park as depicted on the plan.

► **Approve the development plan for up to 17 detached residential lots, and the reduction of the peripheral setback from 35-ft to 15-ft on the western boundary and 25-ft on the eastern boundary, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a 17-lot residential subdivision on approximately 4.03 acres, with a 4.22 du/ac density. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 5 du/ac in December 2017 (11-E-17-RZ).

The approved access point is shared with the adjacent Dollar General currently under construction to the south along Oak Ridge Highway. Oak Ridge Highway is a state route regulated by the TN Department of Transportation (TDOT). To limit the number of curb cuts on the route, access will be shared with the Dollar General store currently under construction. Future consideration of the driveway access to the adjacent property to the north should be considered if and when the property is developed.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

1) ZONING ORDINANCE

A. The PR (Planned Residential) zone is intended to provide flexible options for residential development. The proposed single family detached residential lots meet the PR zone's intent for residential development. The PR zone for this property has a maximum density of 5 du/ac. The proposed development yields a density of 4.22 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Growth Plan Policy 10.6: provide site design flexibility to developers who provide amenities such as recreation areas, trails, sidewalks, underground utilities or exceptional architectural or landscape design treatments. This site will include an ADA compliant trail to the adjacent park.

3) NORTHWEST COUNTY SECTOR PLAN

A. The land use classification for this property is LDR (Low Density Residential), which permits PR zoning with a density up to 5 du/ac.

B. The proposed subdivision is consistent with the sector plan and features similar lot sizes and land use patterns, since this development will also feature detached single family homes.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 198 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

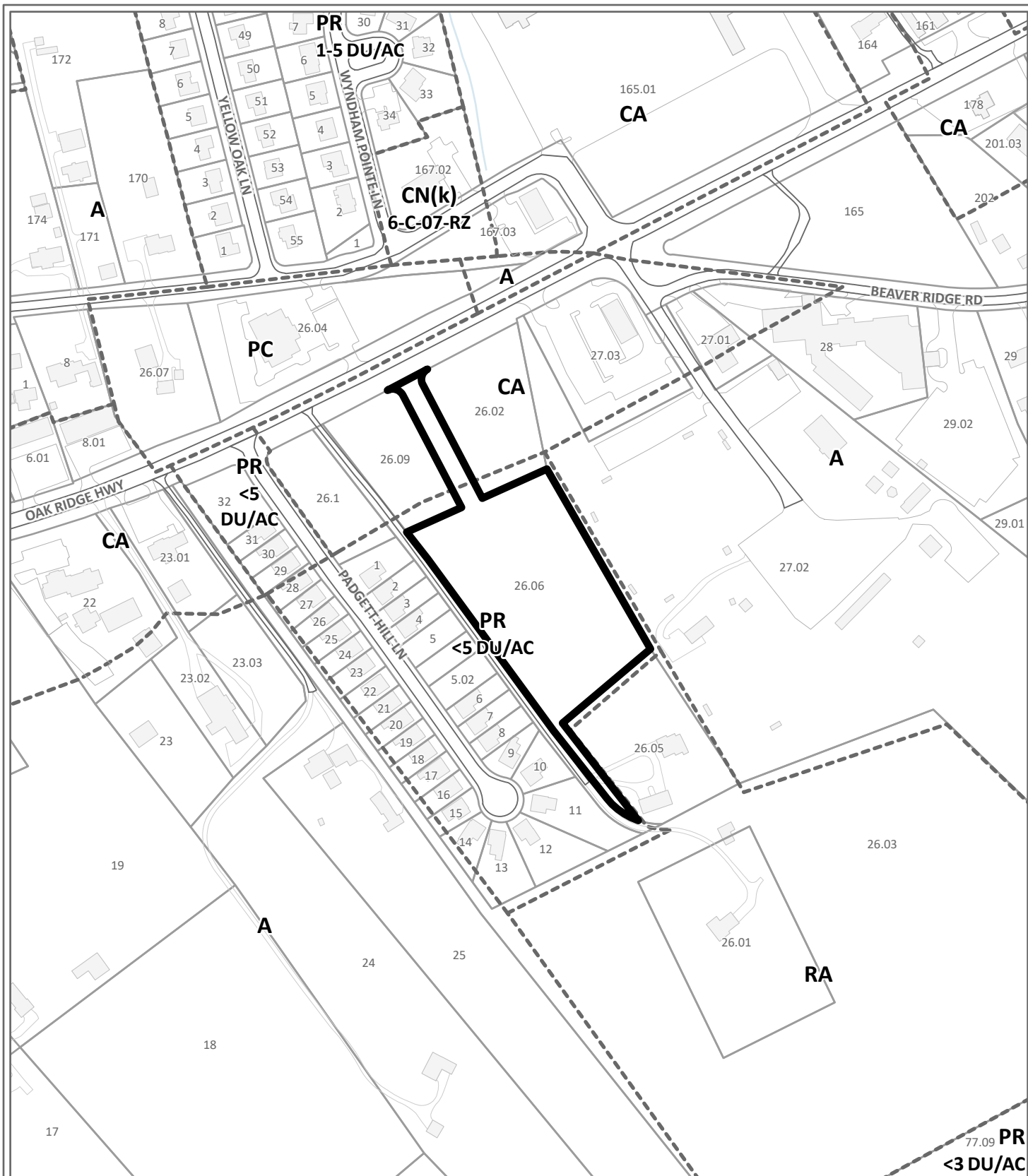
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Hardin Valley Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



DEVELOPMENT PLAN

12-C-23-DP

Petitioner: Urban Engineering, Inc.



Detached residential subdivision in PR (Planned Residential), CA (General Business)

Map No: 91
Jurisdiction: County

Original Print Date: 11/9/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

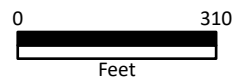
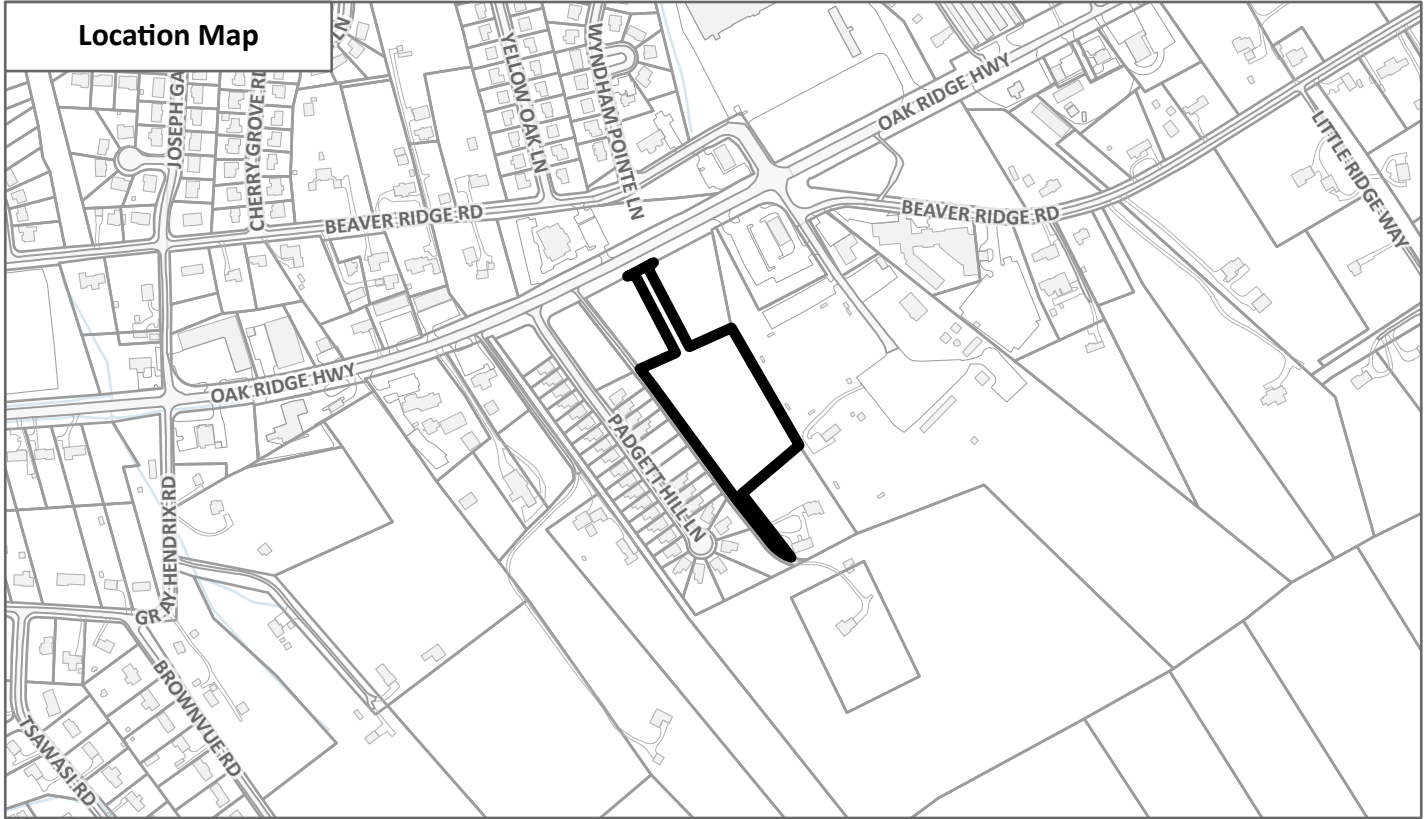
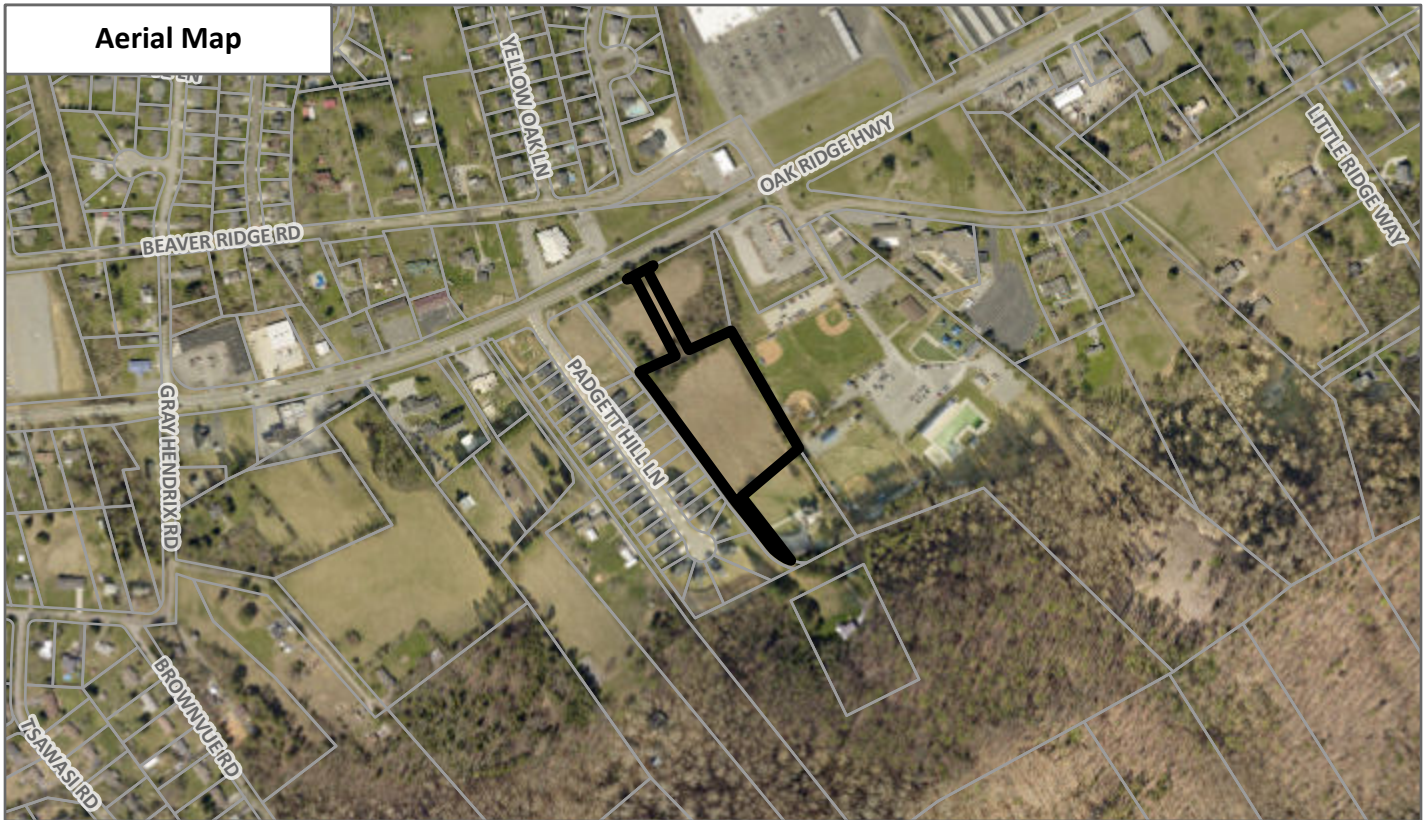


Exhibit A. Contextual Images

Location Map



Aerial Map

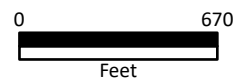


CONTEXTUAL MAPS 1

12-SC-23-C / 12-C-23-DP



Case boundary

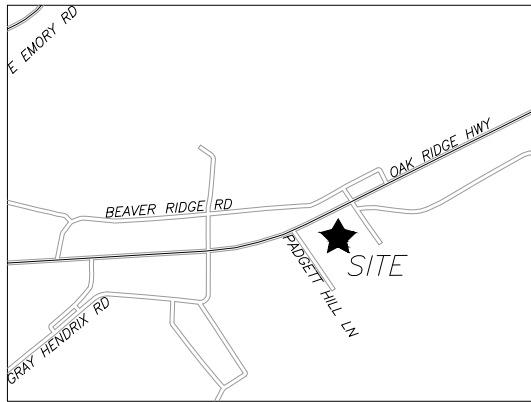


CONCEPT PLAN

U.E.I. PROJECT NO. 2310030

0 OAK RIDGE HIGHWAY

SITE ADDRESS: 0 OAK RIDGE HIGHWAY, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 26.06



LOCATION MAP

DEVELOPER:
D&S KARNIS S/D, LLC
P.O. BOX 32614
KNOXVILLE, TN 37930
(865) 740-2473

 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

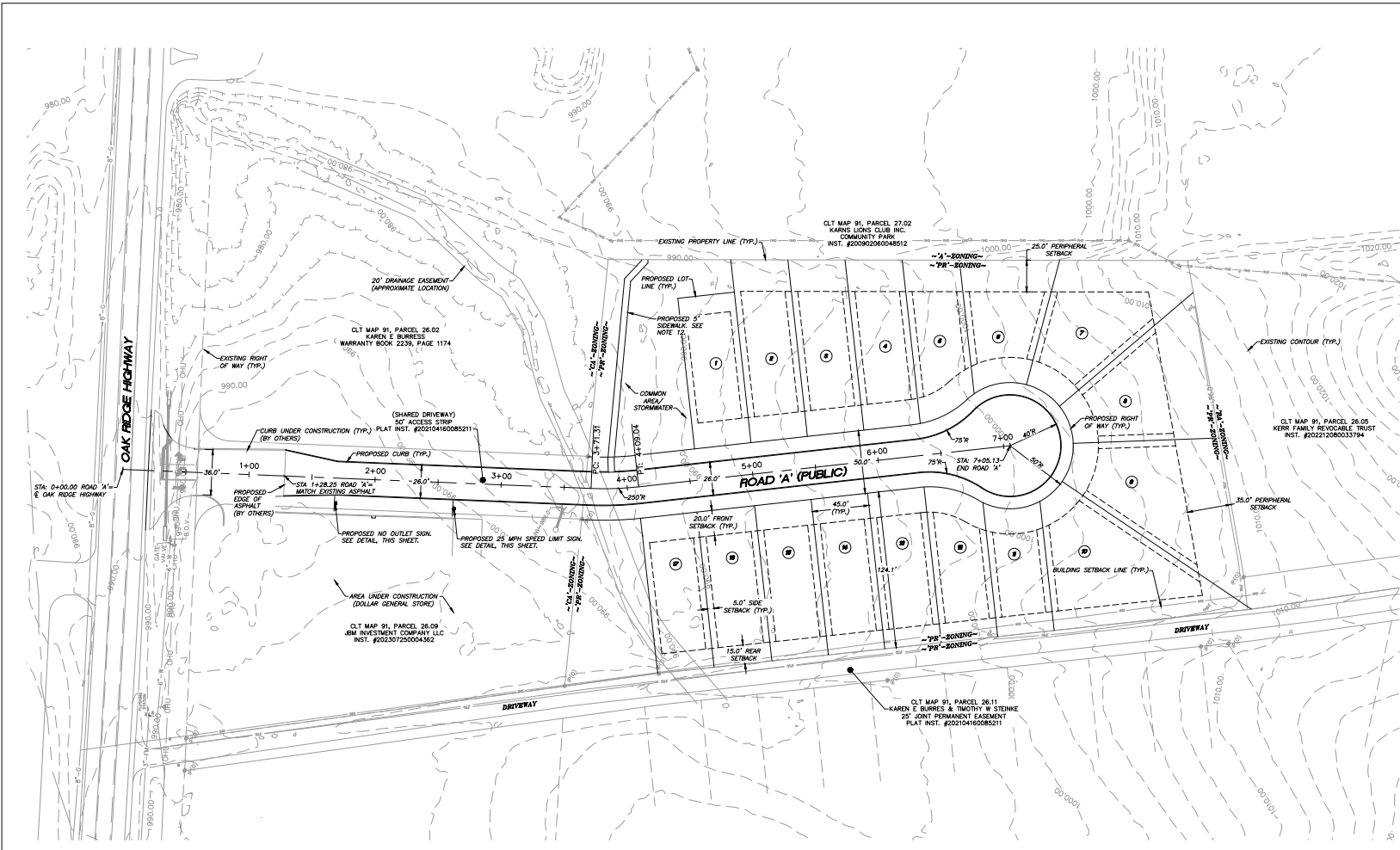
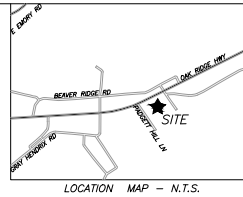
ELECTRICAL	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER	- AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

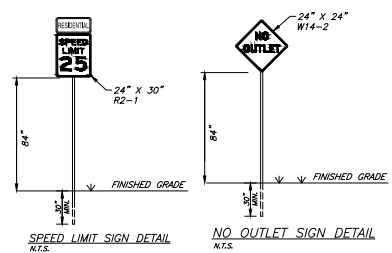
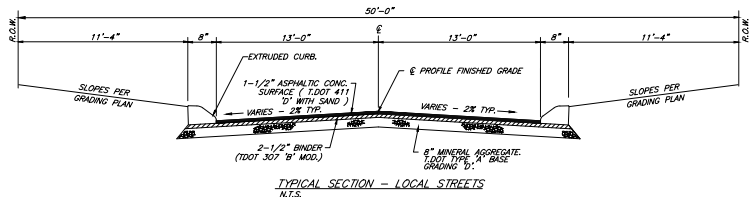
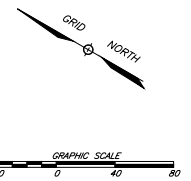
<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD 'A' PROFILE	C-2

MPC FILE# 12-SC-23-C/12-C-23-DP

ISSUE NO.	DATE	DESCRIPTION
3	11/20/23	SUBMITTAL 3
2	11/14/23	SUBMITTAL 2



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIMETER: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOLL ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 4.03 ACRES.
 6. THE DEVELOPMENT PROPOSES 17-UNITS (4.32 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 0.542 ACRES (13%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
 12. THE SIDEWALK SHALL BE A/D.A. COMPLIANT. THE LONGITUDINAL SLOPE SHALL NOT EXCEED SIX (6) CROSS SLOPES SHALL NOT EXCEED 1.5%.



Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a separate report to the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108884
 Date: 10/30/2023

MPC FILE# 12-SC-23-C/12-C-23-DP

REVISION	DATE	DESCRIPTION	BY
2	11/20/23	GENERAL REVISIONS	CAS
1	11/14/23	REVISED PER PLANNING / EPW COMMENTS	CAS

SHEET C-1 2 OF 3

SITE PLAN
O OAK RIDGE HIGHWAY
 SITE ADDRESS: 0 OAK RIDGE HIGHWAY (37931)

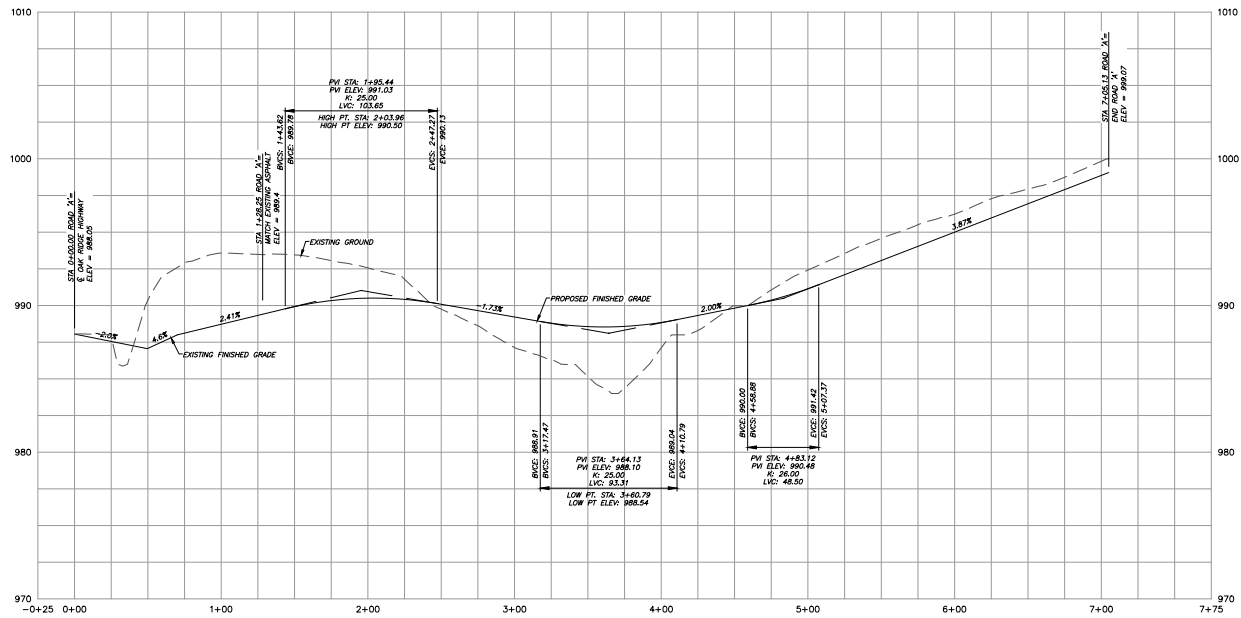
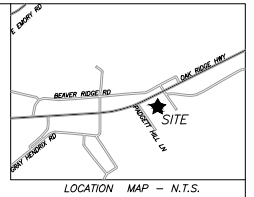
DEVELOPER: D&S KARNIS S/D, LLC
 P.O. BOX 32614
 KNOXVILLE, TN 37930
 (865) 740-2473

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 91 PARCEL 26.06
 SCALE: 1"=40' OCTOBER 30, 2023

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 895-1924

DWN: CLM CHG: CAS DWG. NO. 2310030





PROFILE-ROAD 'A'
 1"=40' (HORIZONTAL)
 1"=4' (VERTICAL)

SHEET C-2 3 OF 3

ROAD 'A' PROFILE
O OAK RIDGE HIGHWAY
 SITE ADDRESS: O OAK RIDGE HIGHWAY (37931)
 DEVELOPER: D&S KARNIS S/D, LLC
 P.O. BOX 32614
 KNOXVILLE, TN 37930
 (865) 740-2473

DIST. NO. W6 KNOX CO., TN.
 CLT. MAP 91 PARCEL 26.06
 SCALE: AS NOTED OCTOBER 30, 2023

MPC FILE# 12-SC-23-C/12-C-23-DP

REFERENCE:
 DEED BOOK: 7146, PAGE: 1
 PLAT INST. #20210460065211

REVISION	DATE	DESCRIPTION	BY
2	11/20/23	SUBMITTAL 3	CAS
1	11/14/23	REVISED PER PLANNING / EPW COMMENTS	CAS

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 905-1924
 DWN: CLM CHG: CAS DWG. NO. 2310030





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Urban Engineering, Inc.

Applicant Name

Affiliation

10/27/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-SC-23-C / 12-C-23-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Brian W. Davis D&S Karns S/D, LLC

Owner Name (if different)

PO Box 32614 Knoxville TN 37930

Owner Address

865-740-2473

Owner Phone / Email

0 OAK RIDGE HWY

Property Address

91 026 06

Parcel ID

4.03 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Oak Ridge Hwy, east of Padgett Hill Ln

General Location

City

Commission District 6

PR (Planned Residential), CA (General Business)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Detached residential subdivision	

SUBDIVISION REQUEST

0 Oak Ridge Highway	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	17 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$975.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Urban Engineering, Inc. Please Print	10/27/2023 Date
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Property Owner Signature	Brian W. Davis D&S Karns S/D, LLC Please Print	10/27/2023 Date
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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

10/26/2023

12/14/23

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

D&S Karns S/D, LLC

P.O. Box 32614 (37930)

(865) 740-2473

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Oak Ridge Highway

091 02606

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

0 Oak Ridge Highway

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

17 lots

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Chris Sharp

Digitally signed by Chris Sharp
Date: 2023.10.26 15:13:34 -04'00'

Urban Engineering, Inc.

10/26/23

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Brian W. Davis

BRIAN W. DAVIS

10/26/23

Property Owner Signature

Please Print

Date Paid

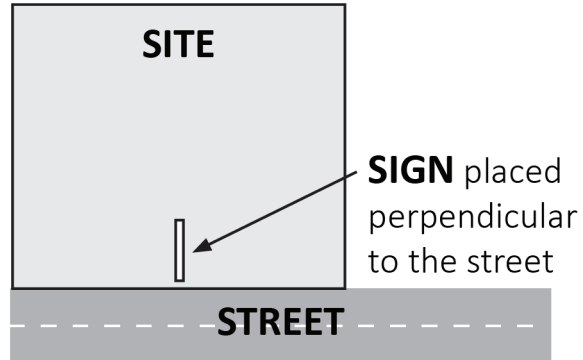


**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
D&S RAANS S/D, LLC	P.O. BOX 32614	KNOXVILLE	TN	37930	✓
<i>Brian W. Davis</i>					

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering, Inc.

Date: 10/30/2023

File Number: 12-SC-23-C & 12-C-23-DP



Sign posted by Staff



Sign posted by Applicant